ISTRIA ADRIA
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Code :	15462
Location :	Marčana
Building size :	141 m2
Lot size :	463 m2
Garden size :	0.00 m2
Number of floors :	2
Number of bedrooms :	3
Number of rooms :	3
Number of bathrooms :	3
Parking :	Yes
Energy efficiency :	Not specified
Year of construction :	2026

Price : 484.000 €

In a peaceful Istrian village, with just a few houses and no traffic noise, the construction of modern Villa B begins, located only 10 km from Vodnjan. The location offers complete tranquility, privacy, and an authentic Istrian atmosphere, surrounded by nature.

Villa B has a net living area of 141 m² and is situated on a plot of 463 m². It is designed as a combination of a two-story house and a single-story house, featuring a spacious living room and kitchen in an open space concept, which leads out to the terrace.

The landscaped yard includes a 27 m² swimming pool and a 29 m² tavern with a fireplace, which also serves as a summer kitchen, featuring large sliding glass walls.

The villa consists of:
- an entrance hallway
- three bedrooms, each with its own bathroom
- an additional toilet
- a pantry
- a utility room
- a large living room with a kitchen and dining area
- a terrace

Upstairs, there are two bedrooms with attached bathrooms.

Technical equipment includes high-quality PVC joinery with shutters, larger format ceramics, top-notch sanitary ware, underfloor heating (12 V), air conditioning units, and preparation for video surveillance. The plot provides three parking spaces.

There is an option to purchase a fully furnished villa, with an additional fee, according to an agreement with the investor.

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This property is ideal for tourist rentals, as well as for a peaceful family life in an authentic Istrian setting.